



20230719000215150 1/4 \$329.50
Shelby Cnty Judge of Probate, AL
07/19/2023 11:01:05 AM FILED/CERT

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:
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Carney Law, LLC
PO Box 43647
Birmingham, Alabama 35243
(205) 802-0696

STATE OF ALABAMA
SHELBY COUNTY

Send tax notice to:

Yvonne L. Dreon
1047 Watersedge Circle
Birmingham, Alabama 35242

- Above This Line Reserved for Official Use -

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kenneth J. Dreon and Yvonne L. Dreon**, husband and wife, hereinafter referred to as "Grantors," do hereby remise, release, quitclaim, grant, and convey unto, **Yvonne L. Dreon**, a married woman, hereinafter referred to as "Grantee," all of the right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 375, according to the Map of Highland Lakes, 3rd Sector, Phase IV, an Eddleman Community, as recorded in Map Book 23, page 165, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants of Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, Phase IV, recorded as Instrument No. 1998-29632 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Shelby County, AL 07/19/2023
State of Alabama
Deed Tax:\$298.50

Subject to:

1. Taxes for the year 2023 and subsequent years;

This property is the homestead of the Grantor and the Grantee.

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the 10th day of July, 2023.

Kenneth J. Dreon (SEAL)
Kenneth J. Dreon

STATE OF ALABAMA)

COUNTY OF Jefferson)

ACKNOWLEDGMENT

I, Erin King Bonyzka, a Notary Public, within and for the State of Alabama and County of Jefferson, hereby certify that Kenneth J. Dreon whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he voluntarily executed the same on the day the same bears date. Given under my hand this 10th day of July, 2023.

Erin King Bonyzka
Signature of Notary Public

Erin King Bonyzka
Name of Notary Public

My Commission expires: 07/25/2024



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Yvonne L. Dreon (SEAL)
Yvonne L. Dreon

STATE OF ALABAMA

COUNTY OF Jefferson

)
) ACKNOWLEDGMENT
)

I, Erin King Boryczka, a Notary Public, within and for the State of Alabama and County of Jefferson, hereby certify that Yvonne L. Dreon whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she voluntarily executed the same on the day the same bears date. Given under my hand this 10th day of July, 2023.

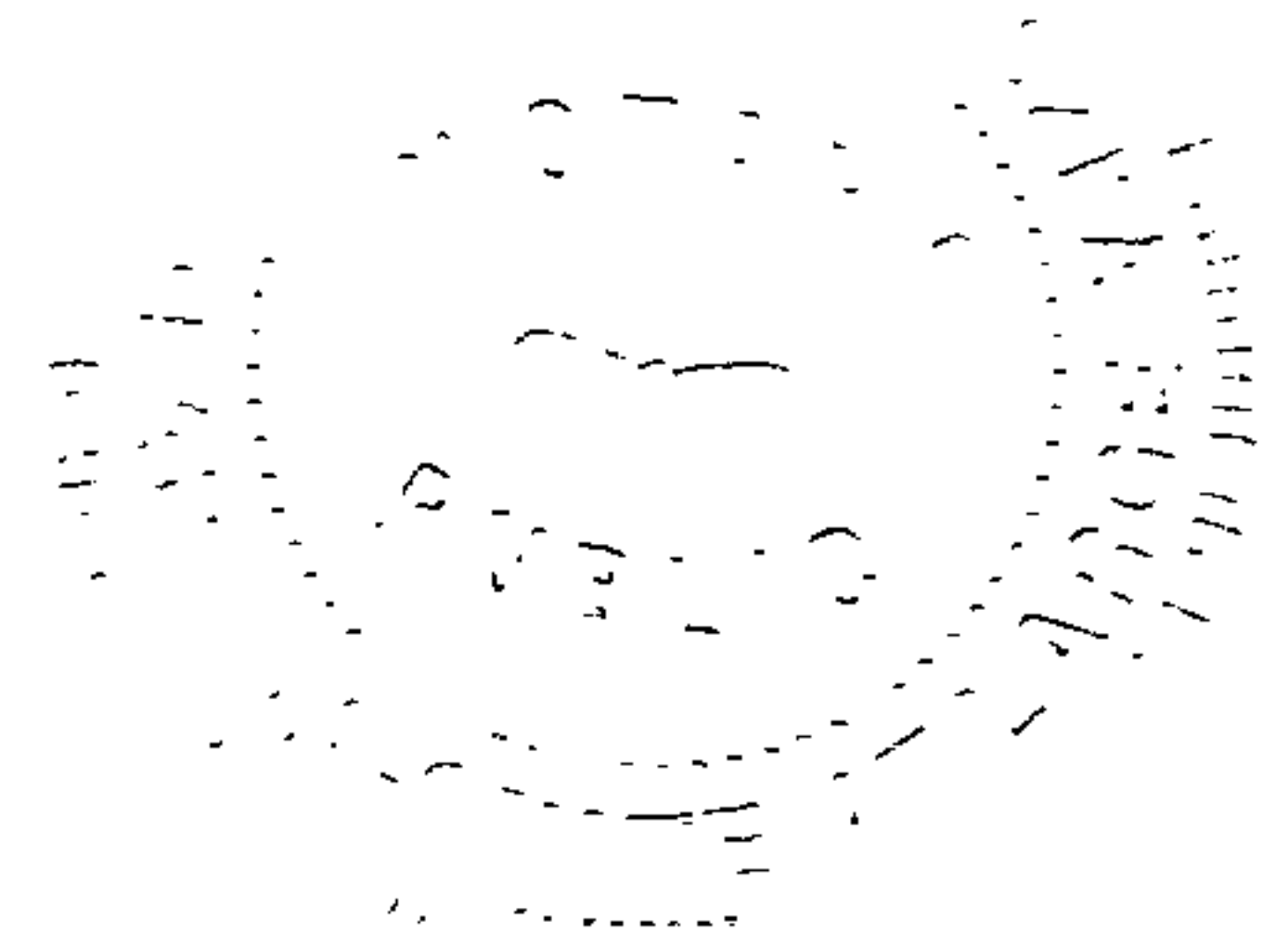
Erin King Boryczka
Signature of Notary Public

Erin King Boryczka
Name of Notary Public

My Commission expires: 07/25/2024

Grantee's Address:

Yvonne L. Dreon
1047 Watersedge Circle
Birmingham, Alabama 35242



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kenneth J. Dreon and Yvonne L. Dreon
Mailing Address 1047 Watersedge Cir
Birmingham, AL 35242

Grantee's Name Yvonne L. Dreon
Mailing Address 1047 Watersedge Cir
Birmingham, AL 35242

Property Address 1047 Watersedge Cir
Birmingham, AL 35242

Date of Sale 7/10/2023

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 298,500



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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other _____

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/10/2023

Print

Jack Carney

Sign

Jack Carney

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1